



## 116 Lithia Way in Ashland, Oregon

### Basic Details

- 8 Commercial Units
- 3,850 SqFt Gross Building Area
  - 2,640 SqFt Gross Leasable Area
  - 4,400 SqFt Gross Floor Area
- 0.05 Acre Lot
- Built in 1979
- C-1 Zoning
- Listed for \$760,000

### Main Level

#### Suite 1

- ~400 SqFt of Gross Leasable Area
- ~15.5' of breezeway access with window display currently utilized as accessory storage space
- Leased to Harana Cafe for \$1,000 per month since October 2023

#### Suite 2

- ~602 SqFt of Gross Leasable Area
- Restaurant prep kitchen with sink, dining area, ~10.25' of frontage on Lithia Way, and ~39' of breezeway access
- Leased to Harana Cafe with Suite 4 for \$2,100 per month since June 2023

### Upper Level

#### Suite 4

- ~361 SqFt of Gross Leasable Area
- Full kitchen with commercial hood, grease trap, stainless steel double-basin sink, three-compartment sink, and storage
  - Six-burner gas range and freestanding refrigerator are FF&E property of tenant
- Leased to Harana Cafe with Suite 2 for \$2,100 per month since June 2023

#### Suite 5

- ~274 SqFt of Gross Leasable Area
- ~10.25' window frontage on Lithia Way
- Leased to Modern Doors & Closets for \$700 per month since September 2024

### General, Utilities

- All leases are modified gross plus utilities
  - Suite 3, 5, 7, and 8 tenants pay for garbage and recycling, phone, internet, and restroom janitorial supplies
  - Suite 2 and 4 (i.e., restaurant spaces) tenant pays electricity, gas, water, sewer, repairs, and maintenance
  - Landlord pays property taxes, insurance, general maintenance, and all other utilities for Suite 3, 5, 7, and 8
- Stairwells, restrooms, hallways, and storage areas total 1,210 SqFt of Gross Building Area
- Fire suppression system permitted in 2011

### Public Remarks

Versatile commercial building in the heart of downtown Ashland – surrounded by retail and restaurants, within one block of the Oregon Shakespeare Festival! Eight tenant suites with an established mix of professional and personal services, restaurant, and hair salon. Main level features a 55' x 10' breezeway to Will Dodge Way, three individual suites, and one common area bathroom. Upper level with five additional suites, full commercial kitchen, two additional shared bathrooms, and storage closets. High-traffic location with excellent visibility and ample public parking directly across Lithia Way. Recent appraisal of income and comparable sales with market value opinion available. Inquire with agents to access additional documentation and details!

### Location

- Vibrant commercial area of downtown Ashland – surrounded by retail, restaurants, and hotels
- High-traffic location with excellent visibility
- Annual Average Daily Traffic (AADT) of 9,780 vehicles per Oregon Traffic Monitoring System as of 2023
- Directly across from public parking lot owned by the City of Ashland with space for ~65 vehicles
- Within one block of the [OSF Courtyard](#) (~450'); two blocks from Ashland's downtown plaza (~600')

#### Suite 3

- ~330 SqFt of Gross Leasable Area
- ~22' of breezeway access with windows on Will Dodge Way
- Leased to Westbrook Hair Designs for \$720 per month since April 2021

#### Common Areas

- One shared bathroom on main level
- Breezeway is 550 SqFt of Gross Floor Area

#### Suite 6

- ~150 SqFt of Gross Leasable Area
- Office space leased to Kathy Werner of Leap Counseling for \$400 per month since August 2025

#### Suite 7

- ~203 SqFt of Gross Leasable Area
- Tattoo art studio with skylight and sink
- Leased to Caitlyn Flegel for \$700 since March 2026

#### Suite 8

- ~320 SqFt of Gross Leasable Area
- Vacant office space with windows on Will Dodge Way; formerly rented for \$850 per month through January 2026

#### Common Areas

- Storage closets and two shared bathrooms

### Documentation

Rent roll, 2025 appraisal, P&Ls, proforma, floor plans, permits, maps, and title information via Google Drive at [bit.ly/116-lithia-way](https://bit.ly/116-lithia-way)

### Show Instructions

Shown by appointment with 24 hours' notice; Listing Agent(s) to accompany and provide access. Buyer Agent(s) to confirm proof of funds or loan pre-approval, along with receipt of documentation provided via Google Drive at <https://bit.ly/116-lithia-way>.

### Agent Remarks

See attached in MLS for features document with link to 2025 appraisal, current rent roll, P&Ls, proforma, floor plans, permits, maps, and title information via Google Drive at <https://bit.ly/116-lithia-way>.

### Seller Notes

All leases have option to extend. Breezeway used by the restaurant for outdoor dining is ~9'7" wide by 64'4" long. Upstairs hallway was measured at 247 SqFt when the floor was redone. There is another ~6'x2' closet and an electrical closet with a small storage area upstairs. Three bathrooms measure ~70-80 SqFt, a downstairs electrical closet, two stairwells, and shared trash areas.

*All information deemed reliable but not guaranteed.*

### ROWE REAL ESTATE TEAM

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